

LOT 102
IN OR 2039/1964
MARSH CREEK VLG UNIT 1 PB 4/18

SEO JEONG S & BRITTANY A
9 BELTED KINGFISHER RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0102-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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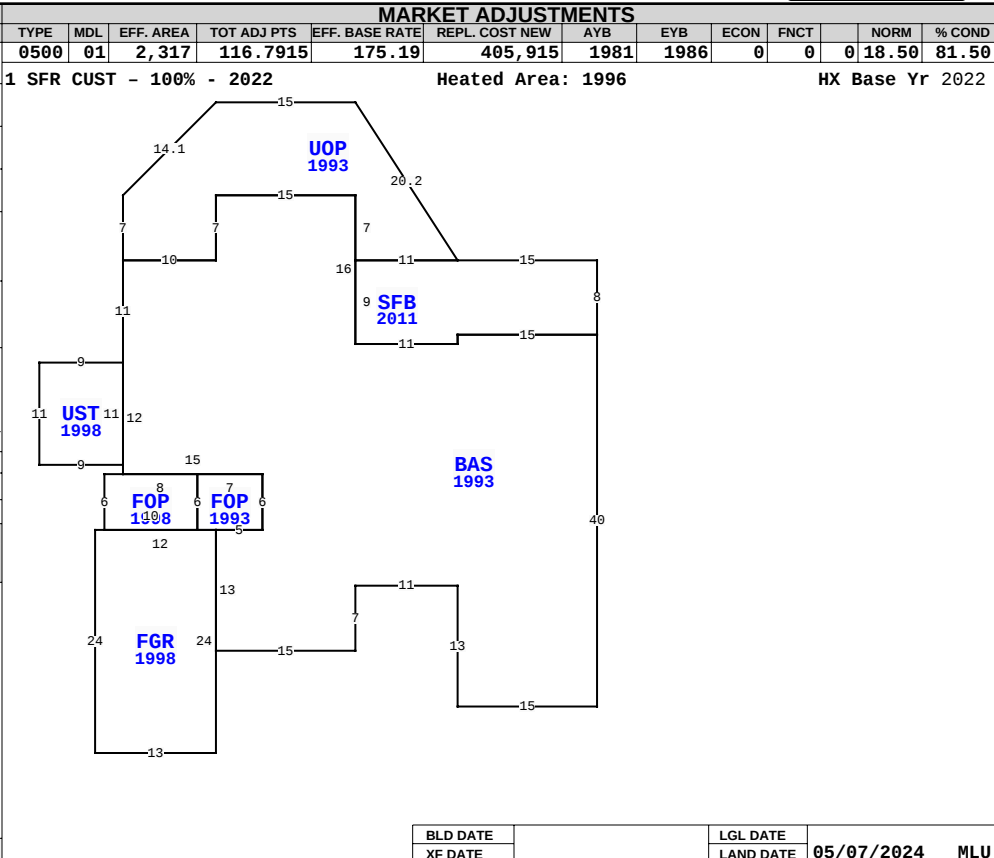
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1,821	260,002
FGR	312	55	172	24,558
FOP	42	30	13	1,856
FOP	60	30	18	2,570
SFB	219	80	175	24,986
UOP	364	20	73	10,423
UST	99	45	45	6,425
TOTALS	2,917		2,317	330,821

EXTRA FEATURES	
L N	OB/XF CODE

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
2	0810	CONCRETE A	0	100	24	5	120.00	SF	8.45	8.45	100	1998	1998	3	75	761	
3	0810	CONCRETE A	0	100	7	6	42.00	SF	8.45	8.45	100	1998	1998	3	75	266	
4	1126	CB/STC 8"	0	100	7	4	28.00	SF	8.00	8.00	100	1981	1981	3	35	78	
5	0446	BOX FNC 6'	0	100	0	0	7.00	LF	20.00	20.00	100	1981	1981	3	20	28	
6	1242	WD DECK A	0	100	0	0	60.00	SF	10.00	10.00	100	1990	1990	3	20	120	
7	0855	CONC PAVER	0	100	0	0	798.00	SF	10.00	10.00	100	2002	2002	3	82	6,544	

LAND DESCRIPTION	
L N	USE CODE

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



9 BELTED KINGFISHER, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5 Tax Dist:	
BUILDING MARKET VALUE		330,821	
TOTAL MARKET OB/XF VALUE		8,777	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		789,598	
SOH/AGL Deduction		248,111	
ASSESSED VALUE		541,487	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		491,487	
TOTAL JUST VALUE		789,598	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		675,147	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804664	XFOB	18,000	02/01/1998
B9804665	XFOB	18,000	02/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2039/1964	4/12/2016	WD	Q	I	01	390,000
GRANTOR: BOLAN ROBERT S ET AL						
GRANTEE: SEO JEONG S & BRITT						
0959/0945	11/27/2000	WD	Q	I		289,000
GRANTOR: KROPP MONTE R JR & KA						
GRANTEE: BOLAN ROBERT S & RO						

BUILDING NOTES	

BUILDING DIMENSIONS	
SFB=[YR=2011] W15 UOP=[YR=1993] U17 L11 W15 D10 L10 S7	
BAS=[YR=1993] S11 UST=[YR=1998] W9 S11 E9 N11 \$ S12	
FOP=[YR=1998] W2 S6 FGR=[YR=1998] W1 S24 E13 N24	
FOP=[YR=1993] E5 N6 W7 S6 E2 \$ W12 \$ E10 N6 W8 \$ E15 S6 W5	
S13 E15 N7 E11 S13 E15 N40 W15 S1 W11 N16 W15 S7 W10 \$ E10 N7	
E15 S7 E11 \$ W11 S9 E11 N1 E15N8 \$.	